



Preliminary Draft Code Reorganization

October 1, 2010

Primary Goal: Combine all land development related codes into one unified title that is easy to use.

Organization: The concept below is organized into eight “Articles”, followed by chapters and sections. The chart below outlines the articles and chapters and references where the subject issues are covered in the current Ellensburg Municipal Code (EMC).

Assumptions: The chart below assumes for now that the new code will be Title 15. Also, it’s important to note that this is just the first rough draft – and substantial revisions are likely given coordination with staff, further research, and ongoing development of the project.

Notes: Comments and questions are included in *italics* under some chapters.

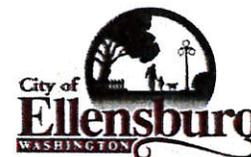
Articles + Chapters/Key Sections	Current EMC #
Article 1 General Provisions	
1.1 Authority/Purpose/Interpretation (Sections 15.10.100+)	13.02.020
1.2 Administration (Sections 15.10.200+) <i>NOTE: ID which elements need to stay in Title 1 versus Land Development Code</i>	Title 1, various
1.3 Enforcement (Sections 15.10.300+)	13.64
Article 2 Procedures	
2.1 Procedures for Land Use Applications (Sections 15.20.100+) <i>NOTE: This chapter would include a table that identifies the type of process needed for particular application types. This chapter will define the decision maker, appeal (if applicable), noticing provisions, any public meetings, application requirements, vesting provisions, timing concerns, and permit issuance provisions. Graphical flow charts may be used to illustrate each land use permit type. Also – criteria for conditional use permits and variances could be addressed here.</i>	1.68
2.2 State Environmental Policy Act (Sections 15.20.200+) <i>NOTE: A separate chapter may be warranted for SEPA provisions now in Title 1.</i>	1.42
2.3 (Other?) (Sections 15.20.300+) <i>NOTE: For now, this is a placeholder for other procedural provisions that might not easily fit into the other chapters. Consider whether the chapter on hearings examiner might go here or stay in title 1</i>	
Article 3 Zoning Districts & Land Uses	
3.1 Zoning map & boundaries (Sections 15.30.100+)	13.06 to 13.37
3.2 Zones (Sections 15.30.200+) <i>NOTE: This includes the establishment of districts and intent/purpose statements.</i>	13.06 to 13.37



Articles + Chapters/Key Sections	Current EMC #
<p>3.3 Permitted uses (Sections 15.30.300+) <i>NOTE: This will include permitted use charts by district. The goal will be to simplify the list of uses.</i></p>	13.06 to 13.37
<p>3.4 Dimensional standards (Sections 15.30.400+) <i>NOTE: Since the standards are zoning district based, perhaps they belong here with zoning. Alternatively, since they affect project design – another option is to include them in article 5 with other project-based design standards</i></p>	13.06 to 13.37
<p>3.5 Non-conforming uses and structures (Sections 15.30.400+)</p>	13.06 to 13.37
<p>Article 4 Community Design <i>NOTE: THIS WOULD INCLUDE REGULATORY PROVISIONS THAT ARE BROADER THAN PROJECT DESIGN PROVISIONS AND OFTEN CROSS ZONING BOUNDARY LINES</i></p>	
<p>4.1 Regulating Maps (Sections 15.40.100+) <i>NOTE: Another option is to make this a separate chapter before zoning. These maps identify street type designations for commercial/mixed-use areas that dictate the site layout standards along street frontages (including building and parking lot location). Plus, these maps could call out special design districts if applicable, special gateway sites or high visibility street corners that warrant unique standards, and any planned road/trail corridors.</i></p>	NA
<p>4.2 Streetscape (Sections 15.40.300+) <i>NOTE: This is a placeholder for supplemental street design standards – though this chapter would disappear if we end up keeping all street design provisions in the separate public works development standards. Perhaps the detailed engineering provisions stay in the PW development standards but basic design provisions go here. Ongoing coordination with public works and planning needed here.</i></p>	PW Standards Section X.
<p>4.3 Subdivision Design & Block Structure (Sections 15.40.400+) <i>NOTE: Perhaps major subdivision design provisions here – but subdivision ordinance details stay in separate chapter? However, this is a good place for the block structure/design provisions. We also talked about mapping the planned street connections – so we’ll need to figure out the logistics for that.</i></p>	PW Standards Section X.
<p>Article 5 Project Design</p>	
<p>5.1 Applicability (Sections 15.50.100+) <i>NOTE: Some upfront clarification on the applicability of the design provisions here might be needed – as some of these sections may apply to all development while others might only apply to a specific type of development. Likewise, details on how standards apply to remodels will be needed.</i></p>	NA
<p>5.2 Site Design (Sections 15.50.200+) <i>NOTE: These provisions are intended for commercial and multifamily development. Provisions will address building and parking lot location/orientation provisions (there will be some cross-referencing with Chapter 4.1 Regulating Maps), side/rear yard design for non-single family uses,</i></p>	1.45



Articles + Chapters/Key Sections	Current EMC #
<i>internal open space for multifamily uses, internal pedestrian and vehicular access provisions, and parking standards.</i>	
5.3 Building Design (Sections 15.50.300+) <i>NOTE: These provisions are intended for commercial and multifamily development. Provisions could address architectural character, architectural scale, façade details, exterior materials, and blank wall provisions.</i>	1.45
5.4 General Provisions (Sections 15.50.400+) <i>NOTE: Again, these provisions are intended for commercial and multifamily development. Provisions could address service area location/design, landscaping, signage, and lighting.</i>	1.45, 4.38, ???
5.5 Housing Type Standards (Sections 15.50.500+) <i>NOTE: This would include standards that apply to particular housing types – including multifamily, townhouses, duplexes, cottage housing developments, accessory dwelling units, and detached single family.</i>	Title 13 various (sort of)
Article 6 Subdivisions	
6.1 General Provisions (Sections 15.60.100+) <i>NOTES:</i> <ul style="list-style-type: none"> • <i>Definitions - We'll also need to determine if we keep the subdivision definitions in this title vs. in the definitions Article.</i> • <i>Procedures – Will likely be covered in procedures article</i> • <i>Design provisions – Perhaps covered in Community Design article (4.3)</i> 	12.04
6.2 Preliminary and Final Plats (Sections 15.60.200+) <i>NOTE: Currently covered under major and minor subdivision sections – consider whether separate chapter is warranted.</i>	12.08-10
6.3 Major and Minor Subdivisions (Sections 15.60.300+). <i>NOTE: We will be considering non-PUD provisions for clustering and density bonuses – these could be included in this chapter – or could be covered in a conservation subdivision chapter.</i>	12.08-10
6.4 Boundary Line Adjustments (Sections 15.60.400+) <i>NOTE: Currently covered under minor subdivision section- consider whether separate chapter is needed.</i>	12.10
6.5 Binding Site Plans (Sections 15.60.500+) <i>NOTE: Not currently covered- but likely needed.</i>	NA
6.6 Planned Unit Developments (Sections 15.60.500+) <i>NOTE: Significant revisions to current provisions are needed.</i>	13.38
6.7 Mitigation, Dedication, and Improvements (Sections 15.60.600+) <i>NOTE: Placeholder for other subdivision provisions that might be needed.</i>	12.08-10



Articles + Chapters/Key Sections	Current EMC #
Article 7 Environmental Standards	
7.1 Critical Areas (Sections 15.70.100+) <i>NOTE: This is basically all of current Chapter 13.39 – which includes seven articles/subsections.</i>	13.39
7.2 Shoreline Management (Sections 15.70.200+) <i>NOTE: Placeholder if needed.</i>	NA
Other? <i>Flood damage prevention? – Ordinance 3006 not codified Storm drainage and Surface water management utility? Chapter 9.1 – perhaps this stays with utilities</i>	
Article 8 Definitions	
<i>NOTE: This includes all definitions – though like most other land use codes – we might keep subdivision specific definitions together with the subdivision provisions.</i>	
Other Items That Need to be Addressed/Integrated	
Annexations – Possibly go under general provisions or zoning	10.02
Variances – Seem to fit best under procedures	13.48
Impact fees – General provisions or procedures	Title 14
<i>NOTE: There are a number of other miscellaneous code items that Mike has provided comments on –that we'll have to determine the best location....</i>	